



## HERALD SQUARE HOTEL TRADE

Willey Disposes of 34th Street Structure, Taking in Part Payment Olcott 500-Acre Estate at Bernardsville.

### OTHER N. J. PROPERTY GIVEN FOR MANHATTAN HOUSES

Joseph P. Day sold for Charles F. Willey the Herald Square Hotel, on a plot 106 feet on the south side of 34th street, with a depth of 100 feet. It has a foyer entrance and is only a few feet west of Sak's store, on the corner of Broadway and 34th street, and is directly opposite Macy's.

It was built about fifteen years ago by Mr. Willey, and has been owned and managed by the Willeys since that time. It has a particularly strategic location on account of its being almost on Broadway and between Broadway and the Pennsylvania Station, in 34th street.

The purchaser is Dudley Olcott. Willey has taken a ten-year lease back on this hotel property. Olcott gave in part payment a 500-acre estate at Bernardsville, N. J., known as Round Top, which belonged to his father, the late Frederic P. Olcott.

The Brown-Weiss Realities resold Nos. 31 and 33 West 33d street, two four-story flathouses, on a plot 34.1x147 feet, between Eighth and Ninth avenues. The buyer is the Plainfield Plumbing Supply Company, which gave in exchange No. 134 to 136 West Front street, Plainfield, N. J., a three-story apartment house, on a plot 6x135 feet. Egnart & Kapelson negotiated the transaction.

The Brown-Weiss company acquired the 502 street houses last year from James E. J. Martin in an exchange for a Yonkers dwelling house.

Charles M. Rosenthal has sold to the Fourth Church of Christ, Scientist, the northeast corner of Fort Washington avenue and 15th street, a plot 92.5x28.5 feet. The property was held at \$100,000. The corner will be improved with a church edifice which will cost about \$250,000. The seller purchased the property just sold, together with the balance of the block front, about two years ago from Thomas J. Morrow, and still retains the plot, 92.5x125 feet, at the southeast corner of 179th street.

Other sales announced follow: 42D STREET—The estate of William J. Stern has sold No. 107 West 42d street, a four-story building, on lot 20x100.5 feet, located 80 feet west of Sixth avenue. It has been occupied for some time by a cafe. Gilibay Brothers, who operate the place, are the buyers. They are said to have paid \$100,000 for the building. In February, 1912, the property was sold to the estate of William J. Stern, who owned the corner, from the New England Mortgage Security Company.

17TH STREET—Estate of E. J. Martin has sold for Mary Davis, of Paris, France, No. 61 East 52d street, a three-story dwelling house, on lot 18x100.5 feet, between Madison and Park avenues. The purchaser is Mrs. J. Newton Perkins, who owns No. 39, adjoining, and now controls a frontage of 27.8 feet. She also owns No. 40, in the same block.

12TH STREET—Joseph P. Day has sold to David Spero and others the two five-story flathouses, Nos. 217 and 219 West 12th street, on a plot 11 feet. The property was offered at auction recently by Mr. Day.

BELMONT AVENUE—Kurz & Uren have sold to Anita Realty Company the southeast corner of Belmont and Crescent avenues, a five-story new house, with three stories, on plot 77x irregular.

### BIG LOT SALE TO-DAY

Auction of Choice Parcels in Long Island City.

Property lying immediately on the new dual subway system will be offered at auction to-day for the first time when Bryan L. Kennedy starts the sale of 450 lots comprising Thomson Hill, in Long Island City. The sale will be held on the premises under a huge tent. It will be started at 1:30 o'clock, and, according to the auctioneer's announcement, will be continued until the last lot is sold. Mr. Kennedy said yesterday that he is confident that a buyer can be found for every lot, though he believes that prices to be realized will be far below the market value of the lots.

Great interest has been shown in the offering because of the property's unusual location. Its principal frontage is along Thomson avenue, which is to be the first section of the 200 feet wide Queens Boulevard, which is eventually expected to connect Long Island City's end of the Queensboro Bridge with Montauk Point. One of the great improvements of the boulevard will be the elevated extension of the dual subway system, and at Hillas avenue, on the property to be sold, will be the joint Brooklyn Rapid Transit-Interborough station, the first in Long Island City beyond the Queensboro Bridge plaza. Every one who has followed the laying out of the dual system knows that from this station every point on the Brooklyn Rapid Transit and Interborough systems is reachable for a single five cent fare.

Thomson Hill is looked upon as a good investment property, because it is the logical place for the erection of apartment houses, stores and business blocks, to accommodate the rapidly growing army of employees in the great manufacturing establishments of Long Island City. It is estimated that within five years there will be 200,000 men and women employed in these establishments. Right now, with about one-fifth of that number employed there, houses cannot be found nearby for half of them.

### U. S. REALTY'S GOOD YEAR

Company Earns 9.16 P. C. on Stock, Against 8.27 in 1912.

The United States Realty and Improvement Company, which made public its report for the fiscal year ended April 30, 1913, yesterday, showed gross earnings of \$3,550,300, an increase of \$216,542 over the previous year. The company's net earnings, applicable to dividends, amounted to \$1,481,562, which is equal to 9.16 per cent on the \$16,162,800 stock outstanding, compared with 8.27 per cent in the previous fiscal year and 8.26 per cent in 1911.

The amount added to surplus, after paying a dividend of 3 per cent and after setting aside customary reserves was \$72,422, which, added to the surplus of \$1,294,839 from the previous year, less a deduction of \$100,000 for contingencies, left the present surplus equal to \$1,667,261.

During the year the mortgages on the company's real estate were decreased by payments of \$1,220,000. The aggregate of the mortgages on all the real estate owned by the company is now less than 46 per cent of the book value.

### STATEN ISLAND TRANSACTIONS.

W. F. Banks sold for Edward Thompson twenty acres in Fox Hills, Rosebank,

South Oyster st., Brooklyn (mtg \$8,500); b and s, May 11, 1913.  
131ST ST., s. s. 200 ft. w. of Madison ave., 18x200 ft.; Stephen McCormick, to Henry McCormick, 2 Harvard st., Forest Hills, Mass. (mtg \$6,500); March 15, 1913; attorney, Edward A. Isaacs, 55 Liberty st.

141ST ST., 200 and 241 West, 49x80 ft.; Max J. Klein et al. to Intercontinental Land and Securities Co., 115 Broadway (mtg \$20,000); all liens; May 19, 1913; attorney, Thomas J. Brady, 29 Nassau st.

**The Bronx.**

BRONX AND PELHAM PARKWAY, s. s. at s. s. N. Y. H. & H. R. Co., runs w. 475.9 ft. 100x. Bronx and Pelham Parkway, s. s. at s. s. said railroad runs w. 380.11 ft. w. 15.1 ft. n. 23x24. s. 19; Joseph Kaufmann, ref. to Annie St. Harrison and Ann. See Rochelle, N. Y. (mtg \$12,500); May 22, 1913; attorney, John R. Harrison, 238 Broadway.

BARNES AVE., s. w. cor. 215th st., 25.5x74.5; Benj. Tucka, ref. to Robert A. B. Dayton, guardian, 128 West 11th st., May 22, 1913; attorney, 15 William st.

CROTONA AVE., e. s. 119.11 ft. w. of 183d st., 24x42; Edward L. Norton, individual, to Charles J. Norton, 15 West 95th st., April 11, 1913; attorney, Title Guarantee and Trust Co., 176 Broadway.

CAMBRIDGE AVE., e. s. 568.9 ft. n. s. of Bayard st., 18x107; Smith Williamson to Angelo Ferro, 363 3d ave., May 20 (mtg \$20,000); \$100; attorney, Title Guarantee and Trust Co., 176 Broadway.

CENTURY AVE., 125 to 128, s. s. 17.7x 90.2; Intercontinental Land and Securities Co. to Max J. Klein and Ann. See Rochelle, N. Y. (mtg \$25,000); May 22, 1913; attorney, 15 William st.

DORSEY ST., 242, s. s. Joseph McGovern to Rosie Block, 350 Madison st. (mtg \$4,250); March 21, 1913; attorney, E. Lipsitz, 318 South 5th st., Brooklyn.

HUGHES AVE., e. s. 150 ft. n. e. of 183d st., 25x100; Charles A. Hickey, ref. to Lizzie Van Riper, 205 West 11th st., May 23, 1913; attorneys, C. P. & A. W. Buckley, 34 Broadway.

14TH ST., 45 East, 20x50; Bernard Rakowsky to Julius Samuels, Mt. Vernon, N. Y.; May 22, 1913; attorney, H. B. Davis, 52 Broadway.

REGGOTT AVE., n. w. cor. Beck st., 50x107.5; Jacob Bluestein to Jacob Harris, 101 Avenue T, May 8, 1913; attorneys, Cohen Bros., 64 Wall st.

LOT 190, Downing estate, 25x95; Joseph Kato to Mary E. Farrell, 168 Graham st., March 1, 1913 (mtg \$2,500); \$100; address, 163 Graham st.

PART LOT 28, map partition Wells vs. Storer, Martin Honohan to Mary E. Farrell, 163 Graham st., Oct. 8, 1909; \$100.

SOUTHERN BOULEVARD, s. w. cor. Barretto st., 275x105; Hy. Morgenstau to Barretto Realty Co., 73 Nassau st., May 20, 1913; attorneys, Kantrowitz & Esberg, 329 Broadway.

VYSE AVE., w. s. 25 ft. e. of 181st st., 25x 100; Carrie L. Agner to City and Country Home Co., 48 Park Row, May 21 (mtg \$2, 170); \$100; attorney, John E. Lieberman, 38 Park Row.

WOODCREST AVE., w. s. 206.10 ft. n. of 160th st., 15.1x. Joseph E. Martine to Barte Martine, 1073 Woodcrest ave., April 25 (mtg \$1,000); \$100; attorney, R. A. Martine, 1123 Woodcrest ave.

14TH ST., e. s. 329 ft. w. of Willow ave., 17.7x103.5; John M. Schott and one to Frederick A. Lane, at Newark, Conn. (mtg \$2,000); May 22, 1913; attorney, Grant Squire, 49 Wall st.

14TH ST., n. s. 150 ft. e. of Brook ave., 25.4x 100; Hendrick Schwartzwald to Joseph McCormick, 45 East 134th st. (mtg \$17,000); March 15, 1913; attorney, Lawyers Title Insurance and Trust Co., 176 Broadway.

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# Don't Forget—

Next Saturday will be May 31st

and the Absolute and Unreserved

Auction Sale of Morris Park Race Track

Go Today and Look at the Property!

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Study the Following:

\$500 at 4% interest in 10 years Amounts to \$ 741.06

\$500 " " " " 20 " " \$1093.30

\$500 invested at the following Auction Sales along the Northerly growth of New York City shows the following results after deducting all carrying charges:

Morton Bliss Sale May 26, 1891, \$500 invested, produced \$3,850 in 14 yrs.

Ryer Homestead Sale Oct. 5, 1891, \$500 " " \$4,375 " 13 yrs.

Cammann Estate " June 6, 1899, \$500 " " \$6,140 " 8 yrs.

Moses De Voe " Nov. 11, 1903, \$500 " " \$6,000 " 6 yrs.

Century Realty Co. " June 4, 1907, \$500 " " \$1,115 " 3 yrs.

Gouverneur Morris Sale " 7, 1910, \$500 " " \$1,030 " 1 yr. & 8 mos.

The above sales are selected at random from many showing similar results.

You Have a Better Opportunity at the Auction Sale of the

3019 Separate Lots, 4 Dwellings and the Club House

formerly the

Morris Park Race Track

Bronx Borough, New York City

Sale will be held in the Club House on the Property

Saturday, May 31st, and Succeeding Days

70% can remain on Mortgage

Titles insured free by Lawyers Title Ins. & Trust Co.

To Get to Morris Park Race Track, take:

The Subway (West Farms Train) to 177th Street or 180th Street stations. At 177th Street, take the Morris Park trolley car direct to the property. At 180th Street, go to 180th Street station of the New York, Westchester and Boston Railroad, and thence to the property.

The Second or Third Avenue Elevated Railroads to 129th Street, thence by New York, Westchester and Boston Railroad to Morris Park trolley car to the property.

All cross-town Bronx cars connect with all Elevated and Subway lines either at 129th, 135th or 145th Street, and transfer to Morris Park cars.

Go and Examine the Property

Send for maps and particulars to

J. Clarence Davies, 149th St. and 3d Ave., New York City

Joseph P. Day, 31 Nassau St., New York City

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